146.0	0005	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	798,600 /	798,600
					USE VALUE:	798,600 /	798,600
					ASSESSED:	798,600 /	798,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMPSON STEVEN A/ETAL	
Owner 2:	SIMPSON SUSAN	
Owner 3:		
Street 1:	173 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Wood Shingle Exterior and 1934 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	356,200	800	441,600	798,600
Total Card	0.101	356,200	800	441,600	798,600
Total Parcel	0.101	356,200	800	441,600	798,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.95 | /Parcel: 412.95

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96238
GIS Ref	
GIS Ref	
Insp Date	01/27/18

!11453!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	356,200	800	4,400.	441,600	798,600		Year end	12/23/2021
2021	101	FV	346,300	800	4,400.	441,600	788,700		Year End Roll	12/10/2020
2020	101	FV	346,400	800	4,400.	441,600	788,800	788,800	Year End Roll	12/18/2019
2019	101	FV	266,900	800	4,400.	414,000	681,700	681,700	Year End Roll	1/3/2019
2018	101	FV	264,900	0	4,400.	342,200	607,100	607,100	Year End Roll	12/20/2017
2017	101	FV	264,900	0	4,400.	314,600	579,500	579,500	Year End Roll	1/3/2017
2016	101	FV	264,900	0	4,400.	287,000	551,900	551,900	Year End	1/4/2016
2015	101	FV	251,100	0	4,400.	281,500	532,600	532,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:32:40

LAST REV

Date	Time
04/09/18	14:03:54
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11453

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNCAN STEPHEN	29175-148		10/1/1998		263,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2005	430	Addition	110,000	C		G7	GR FY07	
3/5/2002	144	Redo Kit	20,000	C				REMODEL KITCHEN
11/10/1998	773	Re-Roof	3,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2018	Meas/Inspect	BS	Barbara S
12/16/2017	MEAS&NOTICE	HS	Hanne S
11/4/2008	Meas/Inspect	163	PATRIOT
4/26/2006	Permit Visit	BR	B Rossignol
1/25/2000	Inspected	263	PATRIOT
11/22/1999	Measured	153	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA:	0.10101	Total SF/SM:	4400	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,602	Spl Credit		Total:	441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33115470
Const Adj.:	0.98990101
Adj $ / SQ:	177.891
Other Features:	104800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437593
Depreciation:	81392
Depreciated Total:	356200

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

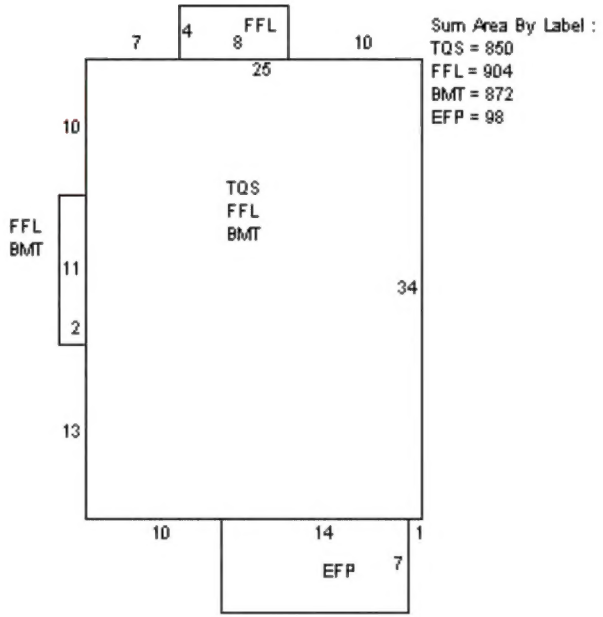
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.89
Special Features:	0	Val/Su Net:	141.80
Final Total:	356200	Val/Su SzAd	231.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	904	177.890	160,813
BMT	Basement	872	61.050	53,238
TQS	3/4 Story	638	177.890	113,406
EFP	Enclos Porch	98	54.450	5,336

Net Sketched Area:	2,512		Total:	332,793	
Size Ad	1541.5	Gross Area	2724	FinArea	1934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	45	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

146.0-0005-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	2010	4.13	T	7.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800